

**TITLE 8 DEVELOPMENT CODE**  
**DIVISION 12: GENERAL DEFINITIONS**  
**CHAPTER 16: Definitions beginning with P.**  
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**812.16070 Parcel**

"Parcel": Any real property described or created by map or deed. "Parcel" shall also refer to a legally defined lot, or contiguous group of lots in single ownership or under single control, and considered a unit for purposes of development.

Readopted Ordinance 3341 (1989)

**812.16075 Parcel Map**

"Parcel Map": Means parcel map as defined in California Government Code, Title 7, Division 2, Chapter 2, Article 3.

Readopted Ordinance 3341 (1989)

**812.16080 Parcel, Original**

"Original Parcel": Any improved or unimproved land shown on the latest County equalized assessment roll as a unit or contiguous units.

Readopted Ordinance 3341 (1989)

**812.16085 Parcel, Remainder**

"Remainder Parcel": That portion of an original lot or parcel which is not a part of the subdivision but, after recordation of the final or parcel map may be sold subject to the recordation of a certificate of compliance or a conditional certificate of compliance. The designated remainder shall not be counted as a parcel for the purposes of determining whether a parcel map or final map is required.

Readopted Ordinance 3341 (1989)

**812.16090 Parcel, Reserve**

"Reserve Parcel": Refers to that strip of land not less than one (1) foot wide for the purpose of regulating access to part width and dead-end streets until such time as the streets may be completed or extended.

Readopted Ordinance 3341 (1989)

**812.16095 Park and Ride**

"Park and Ride": A voluntary system where participants drive to a central location in order to carpool or gain access to public transportation to another location.

Readopted Ordinance 3341 (1989)

**812.16100 Parking Area, Public**

"Public Parking Area": An open area, other than a street, used for the temporary parking of automobiles and available for public use, whether free, for compensation or as an accommodation for clients, customers or employees.

Readopted Ordinance 3341 (1989)

**812.16105 Parking Space, Automobile**

"Automobile Parking Space": Space within a public or private parking area or a building for the temporary parking or storage of one (1) automobile.

Readopted Ordinance 3341 (1989)

**812.16110 Permittee**

"Permittee": Any person undertaking development activities upon a site pursuant to a permit granted by the County.

Readopted Ordinance 3341 (1989)

**812.16115 Person**

"Person": Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, the State of California and its political subdivisions or instrumentalities, receiver, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

Readopted Ordinance 3341 (1989)

**812.16120 Phase**

"Phase": Any contiguous part or portion of a single unified development project which is developed as a unit in the same time period.

Readopted Ordinance 3341 (1989)

**812.16125 Planning Agency**

"Planning Agency": The Planning Agency is a reviewing authority with the powers and charged with the duty of making investigations and reports on land use application and to approve, conditionally approve or disapprove land use applications. The Planning Agency of San Bernardino County may be the Board of Supervisors, the Planning Commission, the Planning Officer or designee and in some instances the Director of Environmental Health Services, the Building Official or other County Department Head designated by the Building Official as specified in Division 2 of this Title. The Planning Agency of San Bernardino County shall act as and have the powers, privileges, responsibilities, authority and limitations either imposed or granted by State law and/or this Code for implementation of the provisions of the County Code, when such are granted to one of the following reference terms: Advisory Agency, Reviewing Authority, Approving Agency, Responsible Agency, Responsible Authority, Enforcement Agency, Reviewing Agency, Lead Agency and decision-making body.

Readopted Ordinance 3341 (1989)

**812.16128 Planning Director**

"Planning Director": The Director of Land Use Services or an authorized designee.

Adopted Ordinance 3779 (1999)

**812.16130 Planning Officer**

"Planning Officer": The Director of Land Use Services or an authorized designee. For the purposes of the Government Code, the Planning Officer is the Director of Land Use Services.

Readopted Ordinance 3341 (1989); Amended Ordinance 3397 (1990); Amended Ordinance 3779 (1999)

**812.16135 Planned Development**

"Planned Development": A large, integrated development consisting of residential, commercial or industrial uses, or a mixture of such uses and associated ancillary uses and structures; that is situated on one (1) or more contiguous parcels or noncontiguous parcels separated solely by a road or other right-of-way or easement; and that is planned and developed as a unified project within a single development operation or series of development operations in accordance with a detailed comprehensive development plan.

Readopted Ordinance 3341 (1989)

**812.16140 Plant, Desert Native**

"Desert Native Plant": Any tree, shrub, bulb or plant or part thereof, except its fruit, named in the California Desert Native Plant Act, as amended, which is growing wild. Also "Desert Native Plant" includes any part, of any of the following species, whether living or dead:

- (a) *Olneya tesota* (desert ironwood).
- (b) All species of the genus *Prosopis* (mesquites).
- (c) All species of the genus *Cercidium* (palos verdes).

These plants do not include commercial nursery stock or planted landscaping, including those trees planted and/or growing outside their normal habitat, except where such plants have been transplanted in accordance with the provisions of Title 8, Division 11.

Readopted Ordinance 3341 (1989)

**812.16145 Plant Expert, Desert Native**

"Desert Native Plant Expert": A County Agricultural Commissioner Biologist, an arborist certified by the Western Chapter of the International Society of Arborists, or a person certified by the County Agricultural Commissioner for the desert area.

Readopted Ordinance 3341 (1989)

**812.16150 Policies**

"Policies": Statements, more specific than goals, which are guides for decision-making, imply commitments to goals and define directions for action toward fulfillment of these goals.

Readopted Ordinance 3341 (1989)

**812.16155 Pond or Reservoir**

"Pond or Reservoir": A naturally occurring or artificially created body of water (impounded above or below surface level) with a surface coverage of less than one (1) acre and a depth of one (1) foot or more.

Readopted Ordinance 3341 (1989)

**812.16160 Pre-zone**

"Pre-zone": The process by which a city or County determines the actual future land use districts for specified parcels of land before these parcels are annexed to the city.

Readopted Ordinance 3341 (1989)

**812.16165 Premature Development**

"Premature Development": The building or construction of new projects in areas usually outside city limit boundaries or in areas where necessary public facilities cannot economically be provided by city or county jurisdictions.

Readopted Ordinance 3341 (1989)

**812.16168 Primary Use**

"Primary Use": A primary, principal or main use is the use that occupies the majority of the subject property. Example: a single family dwelling located in a residential tract.

Readopted Ordinance 3341 (1989)

**812.16170 Property Owners Association**

"Property Owners Association": A private organization composed of property owners of a single unified project which may own common property and shall be responsible for the maintenance and management of commonly owned property.

Readopted Ordinance 3341 (1989)

**812.16175 Public Building**

"Public Building:" A structure used for public assembly purposes in conjunction with an institutional use.

Readopted Ordinance 3341 (1989)

**812.16180 Public Facilities**

"Public Facilities": Any civic or service-oriented facility available to the general public such as schools, fire protection, water and sewerage, rapid or mass transit routes, public golf courses, libraries, public health centers, etc.

Readopted Ordinance 3341 (1989)

**812.16185 Public Improvements**

"Public Improvements:" Includes traffic controls, streets, roads, highways, freeways, bridges, overcrossings, street interchanges, flood control or storm drain facilities, sewer facilities, water facilities, lighting facilities, and any other service and/or infrastructure improvement that is publicly maintained and operated by a public agency and/or quasi-public agency, excepting utilities and common carriers.

Readopted Ordinance 3341 (1989)

**812.16190 Public Way**

"Public Way": Includes street, highway, avenue, boulevard, parkway, road, lane, walk, alley, channel, viaduct, subway, tunnel, bridge, public easement, public right-of-way, and other ways in which a public agency has a proprietary right.

Readopted Ordinance 3341 (1989)